



# Landlord Notes

A Newsletter for San Diego County Housing Authority Rental Assistance Program Owners and Managers

Fall/Winter 2007

## Habitability

Your tenants have the right to a habitable rental unit. This means that the rental unit must have:

- Doors and windows that lock and a front door with a single cylinder deadbolt lock;
- Walls, doors, windows, and roof that do not leak;
- Working appliances;
- Hot and cold running water;
- Working plumbing, heating, electricity, and gas;
- Unit and area free from trash, garbage, pests, and vermin.

## Violence Against Women Act 2005 (VAWA)

VAWA affords rights to victims of domestic violence, dating violence or stalking who are applicants or participants of the Section 8 Rental Assistance Program.

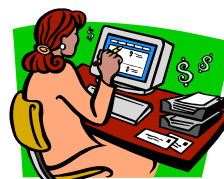
VAWA places restrictions on evictions from Section 8-assisted housing, and denial or termination of Section 8 benefits. A family cannot be evicted or lose its Section 8 benefits solely because a household member was the victim of domestic violence, dating violence, or stalking.

For more information, contact the U.S. Department of Justice (DOJ) at 202-307-6026 or check the DOJ website at [www.usdoj.gov/ovw](http://www.usdoj.gov/ovw).

**Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, or familial status.**

## Fraud Roundup

The Housing Authority's Program Review (PR) unit works full time investigating Section 8 fraud and program violations. The PR unit collaborates with the District Attorney and the HUD Office of the Inspector General to prosecute Section 8 fraud.



A recent investigation for an unauthorized person residing in a Section 8 assisted unit resulted in the discovery of a small crop of marijuana plants. Section 8 Rental Assistance Program regulations prohibit controlled substances under any circumstances, including medical purposes. The family decided to withdraw from the program.

Violators of the Section 8 program are usually required to repay assistance received during the time they violated program obligations. An assisted family with unreported income was recently determined to owe over \$80,000 and an assisted family with unauthorized household members was recently determined to owe almost \$60,000.

To report suspected Section 8 fraud, please call 858-694-4832 or submit a Community Complaint on our website at [www.co.san-diego.ca.us/sdhcd/library/fraud\\_complaint.html](http://www.co.san-diego.ca.us/sdhcd/library/fraud_complaint.html).



## Community Outreach

We are committed to educating owners, managers, and the public on the Section 8 Housing Choice Voucher Program. To help our outreach efforts, we have a Speakers Bureau that is available to provide speakers to groups and public events that have attendees who are interested in our programs. We hope that you will let others know about this service. To request a speaker, contact Jafar Izadi at (858) 694-4834.

We will be holding our next Owner Education Seminar from 9:30 a.m. to noon at 3989 Ruffin Rd., San Diego on January 18, 2008. This seminar will provide information on the Section 8 Housing Choice Voucher Program, as well as fair housing laws. For reservations, please call Conrad Tanjuaquio at (858) 694-4840 or Inez Tejeda at (858) 694-4850.

## Tenant-Landlord Information

Information regarding tenant-landlord issues may be found on the following websites. This information is provided as a service to landlords. The Housing Authority of the County of San Diego neither represents, endorses, nor verifies the quality, accuracy or reliability of these websites.

North County Lifeline  
Fair Housing, Mediation, Legal Clinic  
[www.nclifeline.org](http://www.nclifeline.org)

Nolo Press  
California Tenant Rights Book  
The Eviction Defense Manual  
California Tenant's Law Book: Rights and Responsibilities  
[www.nolo.com](http://www.nolo.com)

Department of Consumer Affairs  
Tenant Information, Small Claims Information, Other Consumer Information  
[www.dca.ca.gov](http://www.dca.ca.gov)

Department of Fair Employment and Housing  
California Fair Housing Issues  
[www.dfeh.ca.gov](http://www.dfeh.ca.gov)

Department of Housing and Urban Development  
Federal Housing Issues, Fair Housing, Section 8  
[www.hud.gov](http://www.hud.gov)

California Codes (Laws)  
[www.leginfo.ca.gov/calaw.html](http://www.leginfo.ca.gov/calaw.html)

San Diego Vector Control  
Pests and complaints  
[www.co.san-diego.ca.us/deh/chd/vector/](http://www.co.san-diego.ca.us/deh/chd/vector/)

Consumer Credit Counseling Service  
[www.consumercredit.com](http://www.consumercredit.com)

Management International Credit Counseling Services  
[www.moneymanagement.org](http://www.moneymanagement.org)

Springboard Non-Profit Consumer Advocate  
Credit Counseling  
[www.credit.org](http://www.credit.org)

National Conflict Resolution Center  
Mediation Services  
[www.ncrconline.com](http://www.ncrconline.com)

Aging and Independence Services, County of San Diego  
[www.ais-sd.com](http://www.ais-sd.com)

